

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0025 Woodrow Rezoning

P. C. DATE: 06/12/12

ADDRESS: 5806 Woodrow Avenue

AREA: 0.1453 Acres

APPLICANT: TAJ 5806 Woodrow, LLC
(Tatiana Jitkoff)

AGENT: Permit Partners
(David Cancialosi)

NEIGHBORHOOD PLAN AREA: Brentwood

CAPITOL VIEW: No

WATERSHED: Shoal Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: SF-3-NP – Family Residence - Neighborhood Plan.

ZONING TO: NO-MU-NP – Neighborhood Office – Mixed Use - Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

Staff recommends NO-MU-CO-NP – Neighborhood Office – Mixed Use – Conditional Overlay - Neighborhood Plan. The Conditional Overlay would limit the impervious cover to fifty percent.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for NO-MU-CO-NP combining district zoning, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioner Sullivan was off the dias. Commissioners Danette Chimenti, Dave Anderson were absent.

DEPARTMENT COMMENTS:

The subject tract is currently developed with a single family dwelling. The property has been used in the past for an office use. The front yard is almost completely covered with impervious cover. The granting of Neighborhood Office on this tract of land will not adversely affect the neighborhood because across the street to the East is General Commercial Services (CS), one of the most intense commercial zoning districts in the city. The Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain no more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures. The applicant has met with the neighborhood and the Brentwood Neighborhood Planning Contact Team voted to support the change to the Future Land Use Map (FLUM) as well as the zone change request to Neighborhood Office, Mixed Use, Conditional Overlay, Neighborhood Plan. The neighborhood has submitted a letter of support for this case.

BASIS FOR RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Granting Neighborhood Office – Mixed Use – Conditional Overlay - Neighborhood Plan will allow the current use while maintaining a SF-3/residential “feel” of the existing neighborhood and will be in keeping with the Neighborhood Office zoning district designation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3-NP	Office
NORTH	LO-MU-NP	Office
SOUTH	SF-3-NP	Single family residential
EAST	CS-MU-CO-NP	Office
WEST	SF-3-NP	Single family residential

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-90-0016	From LR to GR	Approved GR-CO [Vote 7-0]	Approved GR-CO [Vote 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhoods Council
- Brentwood Neighborhood Assoc.
- North Austin Neigh. Alliance

SCHOOLS:

Lee Elementary School, Kealing Middle School, McCallum High School

SITE PLAN COMMENTS RECEIVED:

- SP 1. Any new development on the site is subject to *Subchapter E: Design Standards and Mixed Use*. Additional comments will be made when the site plan is submitted.
- SP 2. The site is adjacent to properties zoned SF-3-NP, and is therefore subject to compatibility standards.

ENVIRONMENTAL COMMENTS RECEIVED:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is a flood plain adjacent to the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION COMMENTS RECEIVED:

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Woodrow	80	35	Local	No	Yes	Yes

CITY COUNCIL DATE: June 28th, 2012

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
 Clark.patterson@ci.austin.tx.us

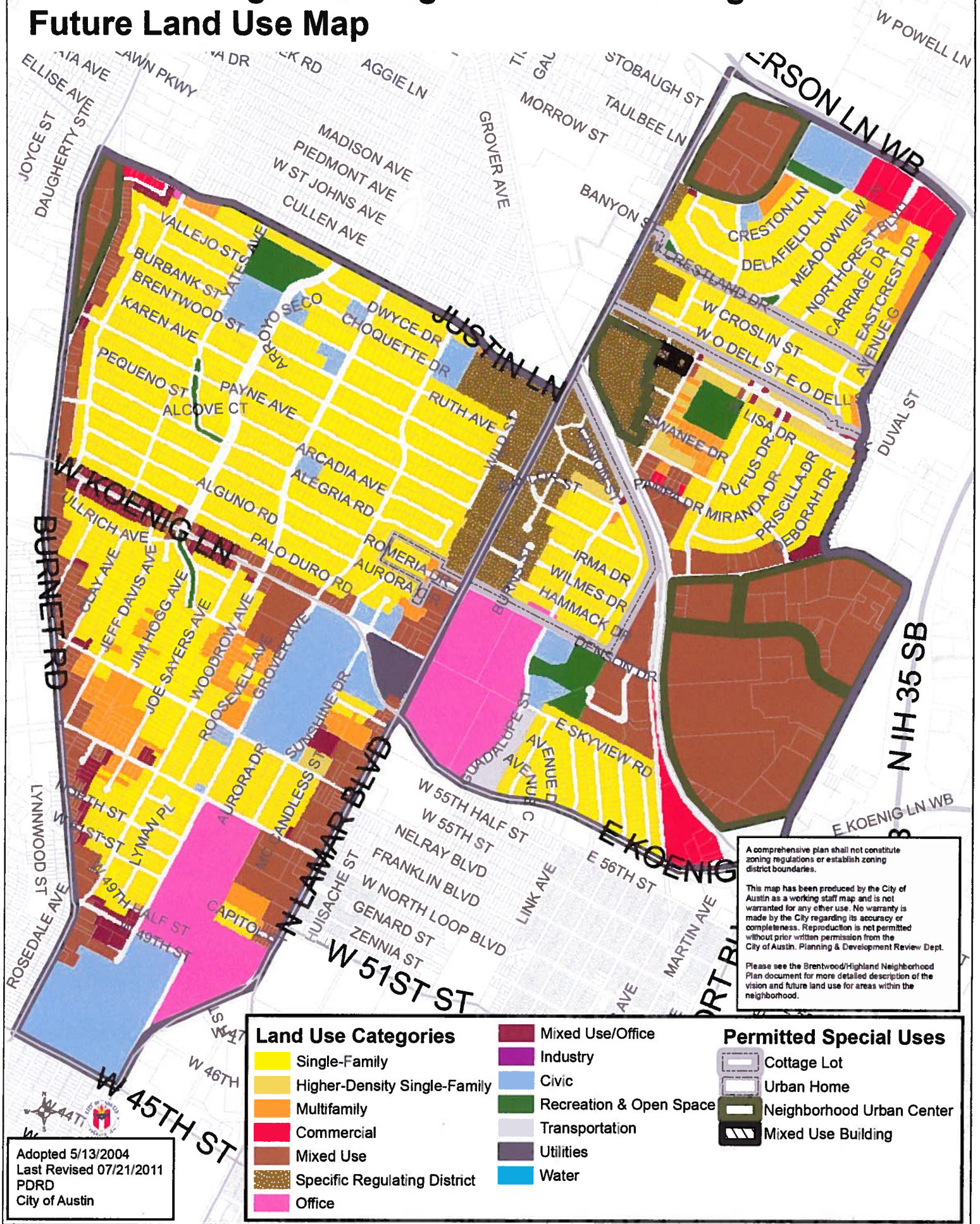
PHONE: 974-7691







Brentwood/Highland Neighborhood Planning Area Future Land Use Map





Brentwood Neighborhood Planning Contact Team

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

To: Maureen Meredith, Neighborhood Planner
Subject: Proposed Brentwood Neighborhood Plan Amendment
Plan Amendment Case Number: NPA-2012-0018.08
Zoning Case Number: C14-2012-0025
April 22, 2012

On April 24, 2012 the Brentwood Neighborhood Planning Contact Team (BNPCT) held a public meeting in accordance with our bylaws to consider a proposed plan amendment and rezoning for an individual property located at 5806 Woodrow. In attendance were members of the BNPCT, Brentwood residents who live near the subject property, the applicant, and City of Austin Neighborhood Planner Maureen Meredith. The applicant's agent, David Cancialosi, introduced himself to those in attendance and made a case for his client's proposal. After which, he fielded questions about the proposal from the audience. The applicant's presentation, resident input, and the goals of the Brentwood Neighborhood Plan were all carefully considered before making the following recommendation:

The Brentwood Neighborhood Planning Contact Team **voted** to **support** the applicant's plan amendment (from SINGLE FAMILY to MIXED USE) and rezoning (from SF-3-NP to NO-MU-CO-NP) for the following reasons:

- 1) The applicant is willing to mitigate the apparent conflict with Land Use Objective B1 by agreeing to a conditional overlay limiting impervious cover to 50%.
- 2) The applicant was able to show his proposal benefited the neighborhood generally with an actual reduction to the existing impervious cover.
- 3) The applicant was able to mitigate the apparent conflict with Land Use Objective B3 (Encouraging commercial zoning that is appropriate for its location) by keeping a residential component, preserving mature trees, and by keeping the appearance and scale of the project buildings compatible with area residences.

The BNPCT respectfully requests that City Planners, Planning Commission and City Council take this recommendation into consideration throughout the remainder of the redevelopment process.

Sincerely,

Richard Brock
BNPCT Chair
(512) 458-3677
richbrock@grandecom.net